

# 200

Corporate Dr.

Ladera Ranch, CA



**NEWMARK | PACIFIC**

**26,670 SF**  
Retail/Healthcare Leasing Opportunity

## Ladera Corporate Terrace

**200 Corporate Drive** is located within Ladera Corporate Terrace (just off Antonio Parkway and south of Crown Valley Parkway), providing over 300,000 square feet of lease space in a seven-building campus environment for executive suites, general office, medical office (with surgery capability) – all in a spectacular setting with panoramic views of the surrounding hills and the Pacific Ocean for our tenants and their customers.

With the various executive suites, medical offices, and general offices, Ladera Corporate Terrace offers a variety of services for the local community of Ladera Ranch, as well as residents throughout south Orange County (including Mission Viejo, San Juan Capistrano, Rancho Santa Margarita, and Coto De Caza).

Given the location, the design and construction quality of the project, the surrounding amenities, and the socio-economics of the surrounding communities, Ladera Corporate Terrace is the premier executive suite, general office, medical office, and the retail campus in South Orange County.

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## Property Highlights & Site Plan



26,670 SF Retail/Healthcare Space Available Now



Freestanding, Single-Story Building



Located within a Class A Office and Medical Campus

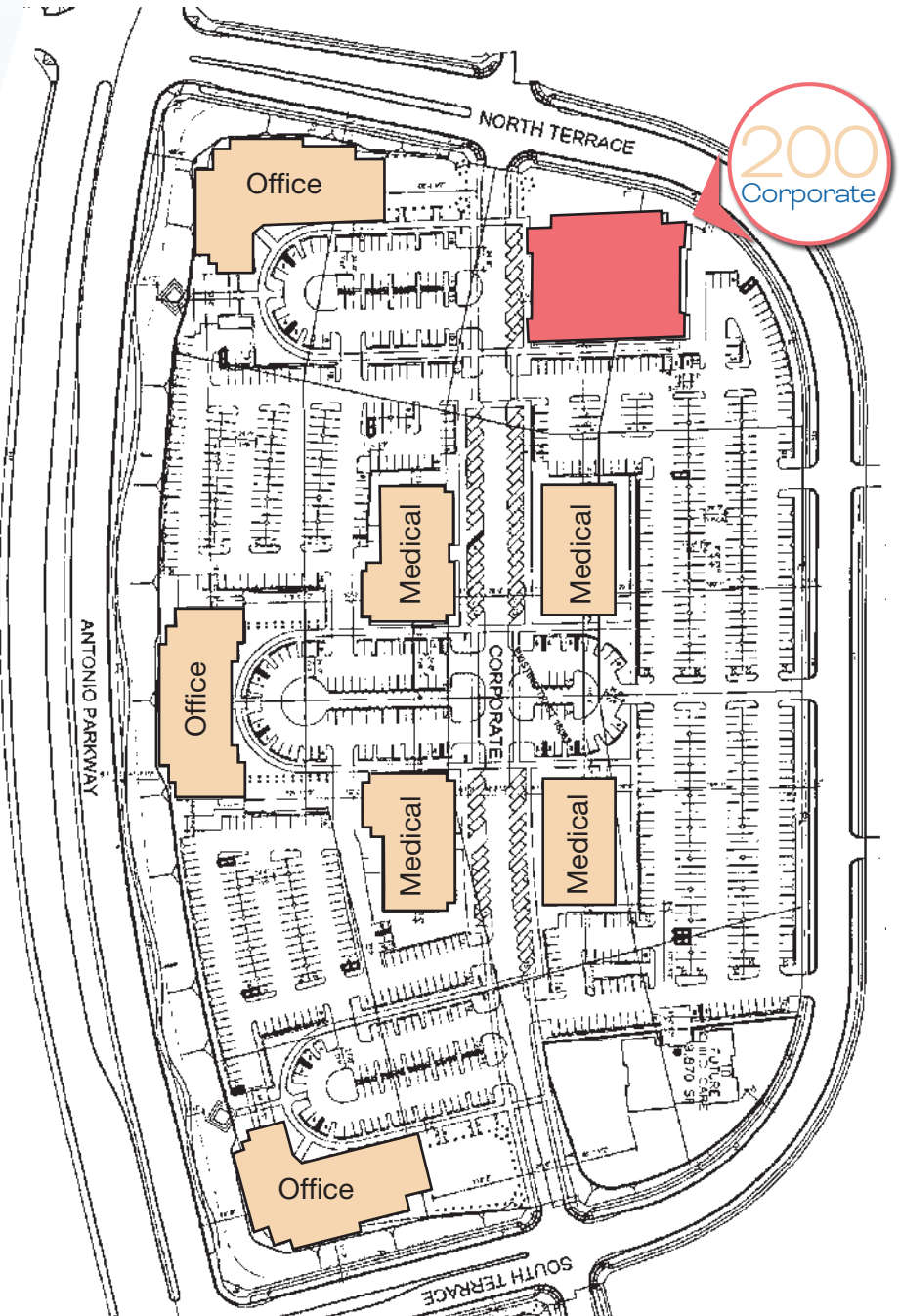


Ample Parking



3 Miles to I-5 Freeway

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**Ladera Ranch** is a master-planned community located in south Orange County, California. It is known for its beautiful homes, lush landscaping, and family-friendly amenities. Ladera Ranch is also home to a number of businesses, including retail stores, restaurants, and professional offices. The community has a population of over 23,000 people and is considered to be one of the most desirable places to live in Orange County.

## 2024 Demographics



**36,000 Cars/Day**  
**Antonio Pkwy.**

	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	14,490	81,809	212,219
Daytime Population	11,691	75,378	190,951
Median Household Income	\$172,325	\$162,998	\$151,358

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### **Retail Contacts:**

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